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KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. ROSENTHAL of Waterville, Kennebec County, State of Maine, and ARLYNE R. SACKS of Auburn, Androscoggin County, State of Maine, duly appointed and acting co-personal representatives of the ESTATE OF EVELYN F. ROSENTHAL, deceased, whose will was duly admitted in the Probate Court for the County of Kennebec, State of Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to ROBERT A. ROSENTHAL of Waterville, Kennebec County, State of Maine, ARLYNE R. SACKS of Auburn, Androscoggin County, State of Maine, and JAMES P. BOULETTE of Waterville, Kennebec County, State of Maine, Trustees of the LEWIS AND EVELYN ROSENTHAL CHARITABLE TRUST, the real property located in Waterville, Kennebec County, State of Maine, more particularly bounded and described as follows:

Commencing at the point of intersection of the southerly right-of-way line of Eustis Parkway and the easterly right-of-way line of Hillcrest Street; thence in a general easterly direction along the southerly right-of-way line of Eustis Parkway, a distance of one hundred forty (140) feet to a point; thence at a right angle and in a general southerly direction in a line parallel to and one hundred forty (140) feet distant from the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to a point; thence at a right angle and in a general westerly direction in a line parallel to and one hundred (100) feet distant from the southerly right-of-way line of Eustis Parkway a distance of one hundred forty (140) feet to a point on the easterly right-of-way line of Hillcrest Street; thence in a general northerly direction along the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space.
3. No part of any building shall be placed nearer than ten (10) feet from any sideline.
4. No double decked porches may be built on any house.
5. Said dwelling house and garage shall cost not less than Twenty Thousand Dollars (\$20,000.00).
6. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street.
7. No animals of any kind shall be kept on the premises excepting, however, household pets.
8. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.
9. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Meaning and intending to convey the same premises described in a Warranty Deed from Evelyn Rosenthal to Lewis J. Rosenthal and Evelyn Rosenthal as Joint Tenants dated March

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

NO TRANSFER
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22, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1576, page 619.
on March 24, 1972. The said Lewis J. Rosenthal predeceased Evelyn Rosenthal in 1986.

WITNESS our hands and seals this 26 day of October, 1999.

Witness

Charles E. Dwyer
Witness

Robert A. Rosenthal
Personal Representative

Arlyne R. Sacks
Personal Representative

STATE OF MAINE
KENNEBEC, SS. CLIMACIAN

Oct. 28, 1999

Then personally appeared before me the above named Robert A. Rosenthal, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Eric C. Danks
Attorney at Law/Notary Public

STATE OF MAINE
KENNEBEC, SS.
Arlyne R. Sacks

ERIC C. DANKS
MY COMMISSION EXPIRES
10/25/2003 10/25, 1999

Then personally appeared before me the above named Arlyne R. Sacks, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Charles A. Schwab
Attorney at Law/Notary Public

TIMON)

CHARLES A. SCHWAB
NOTARY PUBLIC, MAINE
My Commission Expires September 28, 2003



RECEIVED KENNEBEC SS.
1999 NOV -9 AM 9:00

ATTEST: James R. Munn
REGISTER OF DEEDS